



GRANGE COURT

— HIPPERHOLME —

LARCH HOUSE



**All images in this brochure are rendered
and for illustrative purposes only.*

Grange Court is an exclusive development of three exceptional stone-built, five-bedroom detached homes, ideally located in the heart of Hipperholme. Set on one of the village's most sought-after plots, these beautifully crafted properties offer private driveways, secluded gardens, and sweeping views over the Stray - perfectly blending traditional village charm with contemporary living.

PRESENTING GRANGE COURT

Designed over three spacious and well-appointed floors, each home combines characterful architecture with versatile interiors to suit modern family life. The development enjoys a peaceful, community-focused setting, surrounded by open green spaces ideal for walking, recreation, and outdoor activities.

Families will appreciate the proximity to highly regarded schools, scenic parks, and a variety of local amenities including independent shops, cosy pubs, and active sports clubs. Excellent transport links provide convenient access to nearby Halifax and Brighouse, as well as fast motorway connections to both Manchester and Leeds - making commuting and travel effortless.









A GRAND ENTRANCE

A private driveway - bordered by attractive stone walls - leads to each property and includes an EV charging point, along with an attached garage.

An inviting oak-framed porch welcomes you into a generous entrance hall, providing access to all principal ground floor rooms. Off the hallway, you'll find a study, a cosy snug, a spacious lounge, and a convenient downstairs WC.



At the heart of the home is a bright, open-plan dining kitchen, designed for both everyday living and entertaining. Features include a central island with induction hob and breakfast bar. The main kitchen provides a contemporary layout with 1.5 bowl undermount sink, single oven with combi oven above, full-height 70/30 integrated fridge freezer, dishwasher and wine cooler. Buyers will have a choice of kitchen units and worktops to suit their personal style. Wide bifold doors open out to the rear garden, creating a seamless indoor-outdoor space.

A well-equipped utility room offers fitted storage, plumbing for a washing machine and dryer and internal access to the garage.



INDULGE IN LUXURY

For added comfort, underfloor heating runs throughout the entire ground floor.

Upstairs, a spacious and light filled landing leads the way to 3 double bedrooms, the family bathroom and large storage cupboard.

The master bedroom suite provides a luxurious retreat, complete with a dedicated dressing area. With vaulted ceilings that enhance the sense of space, the room is bathed in natural light thanks to a series of windows and doors leading to a Juliet balcony, offering stunning views over the gardens and the Stray beyond. The en-suite shower room features a double vanity unit and is comfortably heated with underfloor heating.

The family bathroom is equipped with a free-standing bath, separate shower, vanity unit, and underfloor heating for added comfort.

A second staircase provides access to two additional bedrooms and a further shower room. With vaulted ceilings and Velux windows, these rooms are wonderfully bright and spacious. The shower room features a vanity unit and underfloor heating for a touch of luxury.



INTERIOR SPECIFICATION

FINISH

Solid wood internal doors
Painted white walls and woodwork
Painted softwood stair with oak handrail, oak newel posts & black metal spindles

ELECTRICAL

Brushed chrome switches & sockets in all ground floor rooms.
White switches & sockets in all 1st & 2nd floor rooms.
Kitchen Island and master bedroom to include USB Sockets
Low voltage brushed chrome down-lighters for ceiling lights in all areas except bedrooms.
Wiring for illuminated mirror in bathrooms/en-suites
Wiring for dual zone lighting in bedrooms for separate centre pendant light and bedside reading lights
Wiring for pendant lighting above kitchen island
Mains Smoke alarm
TV sockets to all bedrooms, lounge, snug & study

FLOOR COVERINGS

Aspire Elite LVT to hallway, kitchen, utility & downstairs WC
Stain Free synthetic tufted carpets in lounge, snug, office, hall stairs landing and all bedrooms
Floor tiling to bathroom and en suites

KITCHEN

Premium quality kitchen – Choice of design / colour
Integrated premium brand kitchen appliances
Full length integrated 70/30 Fridge freezer
Wall mounted fan assisted oven and combi oven
1.5 bowl stainless steel sink
Wine Fridge
Under cabinet lighting
Silestone Worktops and upstands – Choice of design/colour
Quooker hot water tap (optional extra)

UTILITY

Premium quality units - choice of design / colour
Plumbing for washer & dryer (Not supplied)
Laminate surface and upstands to utility (Silestone optional extra)
Stainless Steel Overmount Sink

BATHROOMS / EN-SUITES

Underfloor Heating (Electric)
Wall tiling to half height with full tiling to shower area
Duravit sanitary ware, Merlyn shower screens & Cifial brassware
Heated Chrome towel rails to all bathrooms
Vanity Units to all bathrooms (choice of colour)
Fixed & Adjustable shower heads
Freestanding bath in family bathroom

HEATING & HOT WATER

Heating will be provided via air source heat pump
Heatmiser App controlled heating system
Underfloor heating throughout ground floor (Wet system)
Thermostatic radiators to first & second floors

Disclaimer: While we endeavour to supply all appliances and finishes as specified, these may be subject to change depending on availability. Any substitutions will be of an equivalent standard in both quality and style.

EXTERIOR SPECIFICATION

FEATURES

Built from natural stone
Blue Slates
Bi-Folding doors to kitchen
Juliet balcony to master suite
Flagged patio/paths in natural Indian stone
Electric vehicle charging point
Turf to gardens
Solar Panels on rear of house (optional extra)
Timber fencing on top of stone party walls
Tarmac Driveways
Stone Gate Posts & power for electric gates (Gates not included)
Outdoor tap inside garage (hot water tap available as optional extra)
External power socket to rear of house

Stainless steel outdoor down lighting to front & rear
Solid oak open porch to front entrance
UPVC front door with double glazed side screen
Flush UPVC double glazed windows
Tarmac finished access road

SECURITY

Electric garage door
House intruder alarm

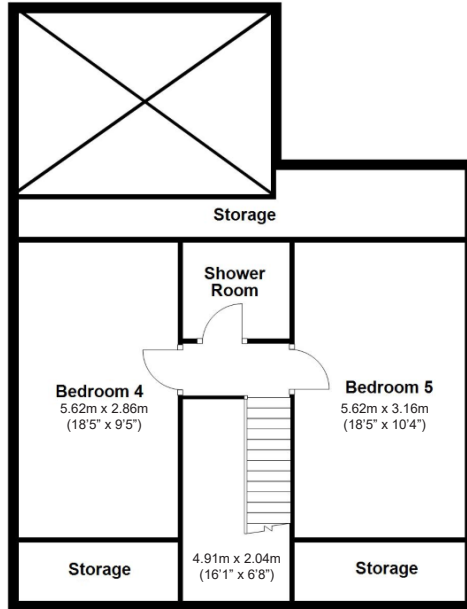




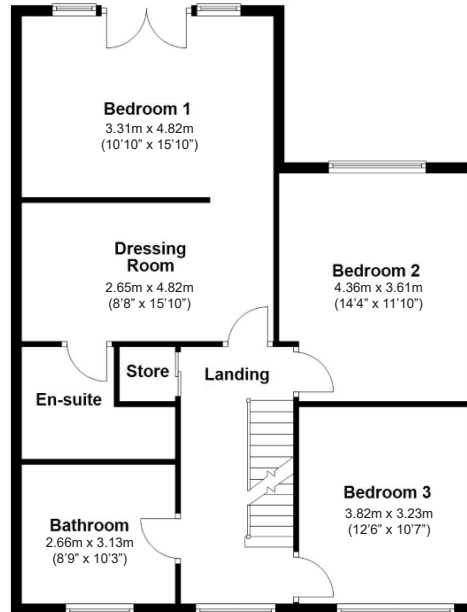
PRESENTING
LARCH HOUSE



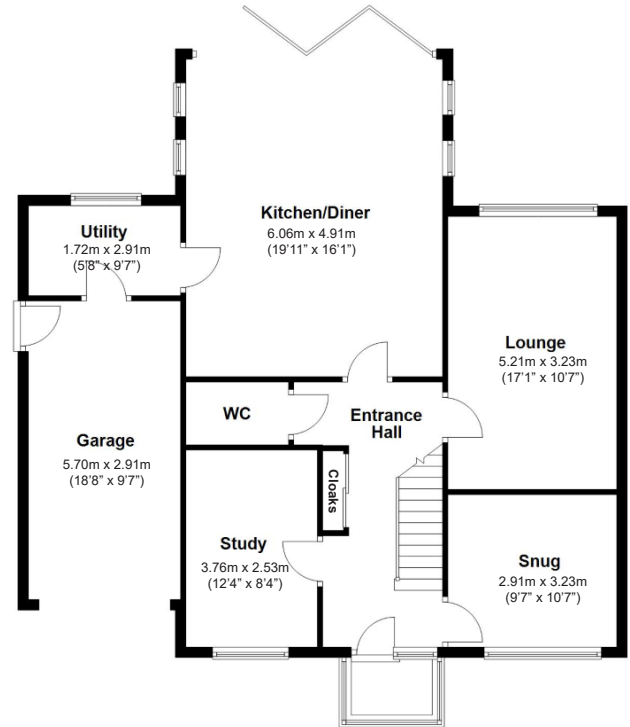
Second Floor



First Floor



Ground Floor



AGENT NOTES

Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Services:

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith but DO NOT constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshires Finest Limited nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.



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YORKSHIRE'S
FINEST